

NO TRANSFER TAX PAID

QUITCLAIM DEED Without Covenant 001622

KNOW ALL MEN BY THESE PRESENTS that A.J.W. ASSOCIATES, a general partnership, having a place of business in the City of Waterville, Kennebec County, Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by HK-MAINE PROPERTIES LLC, a Maine limited liability company having a mailing address of 141 Durham Road, Suite 17, Madison, Connecticut 06443, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said HK-MAINE PROPERTIES LLC, its successors and assigns forever, the land, with any buildings and improvements located thereon, located in the City of Waterville, County of Kennebec and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said HK-MAINE PROPERTIES LLC, its successors and assigns forever.

IN WITNESS WHEREOF, A.J.W. ASSOCIATES has caused this instrument to be sealed and signed in its partnership name by Jack M. Heflin, its general partner duly authorized, this 19th day of January, 1999.

Signed, Sealed and Delivered
in the presence of:

A.J.W. ASSOCIATES

Tamara Kagan Lenné

Tamara Kagan Lenné

By *Jack M. Heflin*

Jack M. Heflin
His General Partner

STATE OF Connecticut
COUNTY OF Hartford

33: Farmington

January 19, 1999

Then personally appeared before me the above-named Jack M. Heflin, general partner of A.J.W. ASSOCIATES, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of A.J.W. ASSOCIATES.

Andrea Leigh Weick

Notary Public

Print Name: _____

My Commission Expires: _____

ANDREA LEIGH WEICK
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 1999



EXHIBIT A

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

48-303

Beginning at a point which is ninety (90) feet easterly of the easterly line of Elm Street and two hundred seventy-nine and eighty-five hundredths (279.85) feet northerly of the South line of Spring Street measured along a line parallel to Elm Street, which point is also thirty-seven (37) feet westerly of the northwest corner of property of Cottle Realty Company measured along a continuation of Cottle Realty Company's North line; thence North forty-five (45) degrees East parallel to and ninety (90) feet easterly of the East line of Elm Street, a distance of forty-five (45) feet; thence South forty-five (45) degrees East ten (10) feet; thence North forty-five (45) degrees East one hundred twenty-six and five tenths (126.5) feet; thence North forty-five (45) degrees West ten (10) feet; thence North forty-five (45) degrees East sixty-seven (67) feet; thence South forty-five (45) degrees East ten (10) feet; thence North forty-five (45) degrees East eleven and five tenths (11.5) feet; thence South forty-five (45) degrees East two hundred (200) feet; thence South forty-five (45) degrees West two hundred fifty (250) feet; thence North forty-five (45) degrees West two hundred ten (210) feet to the point of beginning.

Being the same premises as shown as Zayre's on "Survey of a portion of Charles Street Urban Renewal Project ME R6 Waterville, Maine" as drawn by Richard Carey, Surveyor, dated March 6, 1967, and recorded in the Kennebec County Registry of Deeds in Plan Book 32, Page 60.

Together with and subject to the following rights, easements and agreements:

Rights and easements and or terms and conditions set forth in Parts I and II of an Agreement between the Waterville Urban Renewal Authority (WURA) and Cottle Realty Co. dated May 11, 1966 and recorded in said Registry in Book 1430, Page 817.

Rights and easements and or terms and conditions as set forth in a deed from Waterville Urban Renewal Authority (WURA) to Cottle Realty Co. dated November 3, 1966 and recorded in said Registry in Book 1430, Page 927.

Rights and easements and or terms and conditions as set forth in Parts I and II of an Agreement between Waterville Urban Renewal Authority (WURA) and Zayre Third Realty Corp. dated December 12, 1966. Said Part I and the supplemental agreement are recorded in said Registry in Book 1439, Page 512, and said Part II is the same as the Part II of the agreement described above.

Rights and easements and or terms and conditions as set forth in deed from Waterville Urban Renewal Authority (WURA) to Zayre Third Realty Corp. dated April 13, 1967 and recorded in said Registry in Book 1439, Page 547.

Terms and conditions of a Party Wall Agreement between Zayre Third Realty Corp. and Cottle Realty Co. dated April 10, 1967 and recorded in said Registry in Book 1439, Page 558.

RECEIVED KENNEBEC SS.

1999 JAN 21 PM 12:46

ATTEST: *Thomas B. Jones*
REGISTER OF DEEDS